

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

February 16, 2010

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Todd Edwards, County Engineer; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District; Paul Wright, Department of Environmental Quality; and Robert Beers, Southwest Utah Public Health Department.

Excused: Ron Whitehead, Public Works Director; Kurt Gardner, Building Official; and Rachelle Ehlert, Deputy Civil Attorney

CONDITIONAL USE PERMIT EXTENSION.

A. Review extension on a 2nd dwelling for a family member within the OST-20 zone, generally located 2 miles north of Veyo. David & Lyne Morgan, applicants and Larry Andrews, agent.

This is the 4rd extension. The planner explained that previously the applicant met the requirements for the Conditional Use Permit by submitting a site plan, septic permit and quantity and quality on a private well. The property is accessed from Hwy 18 onto Veyo Rancho Rd., generally located north of Veyo and site plan meets all setback requirements. Robert Beers, Southwest Utah Public Health Department, indicated that the septic tanks has been installed and approved. No permit has been issued as yet.

Staff felt the initial work that went into applying for the conditional use should be enough to keep the permit active, so they granted an extension of the Conditional Use for another year.

B. Review extension to construct a 2nd dwelling for a family member on 20 acres, within the OST-20 zone west of Enterprise. Jeff T. Jacobsen, applicant.

The planner advised that this is an 3rd extension and the applicant previously met the requirements for the Conditional Use Permit by submitting a site plan, septic permit and quantity and quality of water from a private well. Dwellings are conditionally approved within the OST-20 zone, with this property containing a total of 20 acres. The property is accessed from Hwy 144 to the Old Hebron Road. There was a mechanical inspection completed on July 30, 2009 by the Building Official Kurt Gardner. There are approximately four inspections left prior to completion. **Staff felt there should be no problem in granting an extension for the period of one (1) year.**

C. Request permission to build a 2nd dwelling for a family member within the OST-20 zone located on Oak Grove Drive north of Leeds. Gary Crocker, applicant and Gerald Whipple and Marty Friedel, agents.

The planner advised that this is an automatic annual review. The applicant previously submitted plans for a garage with living quarters, which would accommodate overflow when they had company. A site plan, verification on existing septic being sufficient to handle additional unit, and quantity and quality of water from a private well is adequate. There is an existing 12,500 gallon water tank with a 2 inch line to the main

house and that line will be extended to the new unit. Second dwellings are conditionally approved within the OST-20 zone, with this property containing a total of 74 acres. Building Inspector Henry Brannon inspected the home for a Final on February 12th, 2010, and the list of corrections included an anti Tip on kitchen range; test smoke alarms; and fix pull out drawer in downstairs Lav, so not to hit plumbing. With these being minor corrections, the staff felt they might be completed within the month. The property is accessed from Silver Reef Road to 2205 Oak Grove Dr, generally located north of Leeds. **Staff approved the Conditional Use Permit for the for another month, one (1) month.**

CONDITIONAL USE PERMIT.

A. Request permission to remodel a bonus room by adding a kitchenette (accessory dwelling) as a part of an existing home, within the RE-40.0 zone, located at 5760 N. 1850 West in Winchester Hills . Joe Schumacher, applicant.

The applicant has requested a kitchenette in a theater room on a remodel and additional to an existing structure, which is located at 5760 N. 1850 West, in Winchester Hills. The applicant submitted a site plan and floor plan, showing the addition of the kitchenette. The septic permit is approved for the main dwelling and is adequate for the two baths added and the bonus room (accessory dwelling). Robert Beers, Southwest Utah Public Health Department indicated there would be no problem in adding the kitchenette. This meets the criteria set forth for accessory dwelling units and the casita portion is less than 900 square feet. The Conditional Use Permit was approved for one (1) year, subject to a building permit being issued by the Department of Building Safety.

Deon Goheen, Planner